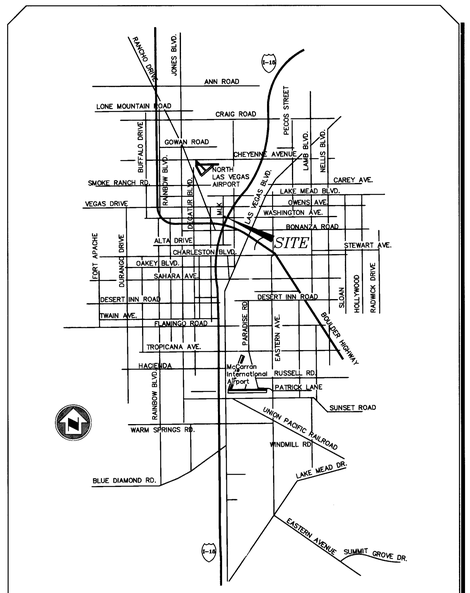
IMPROVEMENT DRAWINGS
FOR
BANK OF AMERICA - MLK + WASHINGTON
WASHINGTON AVE + MARTIN LUTHER KING BLVD
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
APN 139-28-604-008

LEGEND

EXISTING		PROPOSED
	CENTERLINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
(1234)	CONTOUR W/ ELEVATION	1234
	CURB & GUTTER	
(04.05) AC	GRADES	12.64 TC
S	SANITARY SEWER MANHOLE	S
D	SANITARY SEWER MANHOLE	D
	STREET LIGHT	
WV	WATER VALVE	WV
	WALL, TYPE AS NOTED	
	GRADING NOTES	1
	SEWER NOTES	2
	WATER NOTES	3
●	MONUMENTS FOUND AS NOTED	

ABBREVIATIONS

A.C.P.	ASBESTOS CEMENT PIPE
A.C.	ASPHALTIC CONCRETE
B.C.	BEGIN CURVE
BO	BLOW OFF ASSEMBLY
B.V.C.	BEGIN VERTICAL CURVE
B.S.	BACK OF SIDEWALK
C.B.	CATCH BASIN
CL	CENTERLINE
C.M.P.	CORRUGATED METAL PIPE
CONC.	CONCRETE
CONT.	CONTRACT
D.I.	DROP INLET
DET.	DETAIL
E	ELECTRICAL
ELEV.	ELEVATION
E.C.	END OF CURVE
E.V.C.	END OF VERTICAL CURVE
EXIST.	EXISTING
E.G.	EXISTING GRADE
F.F.	FINISHED FLOOR
F.G.	FINISHED GRADE
F.H.	FIRE HYDRANT
FL	FLOW LINE
G	GAS
G.B.	GRADE BREAK
HORIZ.	HORIZONTAL
INT.	INTERSECTION
I.E.	INVERT ELEVATION
LT.	LEFT
L	LENGTH
L.F.	LINEAL FEET
M.H.	MANHOLE
P	PAD ELEVATION
PI	POINT OF INTERSECTION
P.R.C.	POINT OF REVERSE CURVATURE
P.O.T.	POINT OF TANGENT
P.V.C.	POLYVINYL CHLORIDE PIPE
PL	PROPERTY LINE
(R)	RADIAL
R	RADIUS
REF.	REFERENCE
R.C.P.	REINFORCED CONCRETE PIPE
R.G.	ROUGH PAD ELEVATION
RT.	RIGHT
R/W	RIGHT OF WAY
S.S.	SANITARY SEWER
S.W.	SIDEWALK
S	SLOPE
SHT.	SHEET
STA.	STATION
S.D.	STORM DRAIN
T	TANGENT
t	TELEPHONE
T.C.	TOP OF CURB
TYP.	TYPICAL
VERT.	VERTICAL
V.C.	VERTICAL CURVE
V.P.I.	VERTICAL POINT OF INTERSECTION
W	WATER



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 28, RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE PORTION LYING WITHIN THE BOUNDARIES OF BONANZA TERRACE SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 5 OF PLATS, PAGE 20, IN THE CLARK COUNTY, NEVADA RECORDS, AND ALSO A STRIP OF LAND 25 FEET IN WIDTH LYING WESTERLY AND ADJACENT TO THE WESTERLY LINE OF SAID BONANZA TERRACE.

FURTHER EXCEPTING THE FOLLOWING DESCRIBED LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED FEBRUARY 9, 1965 AS DOCUMENT NO. 486435 IN BOOK 605.

FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED AUGUST 2, 2000 IN BOOK 20000802 AS DOCUMENT NO. 00802, OFFICIAL RECORDS.

SUBJECT PARCEL CONTAINS AN AREA OF APPROXIMATELY 64,470 SQUARE FEET OR 1.48 ACRES.

SHEET INDEX

SHEET DESCRIPTION	
COVER SHEET	C1
GENERAL NOTES	C2
HORIZONTAL CONTROL PLAN	C3
ULTIMATE GRADING PLAN	C4
INTERIM GRADING PLAN	C5
UTILITY PLAN	C6
DETAILS AND CROSS SECTIONS	C7
DEMOLITION PLAN	C8

APPROVALS:

JORGE CERVANTES, PE #13977, PTOE — DATE 1-11-08
CITY ENGINEER

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS, EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARD. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

DOUG RANKIN, AICP, PLANNING MANAGER — DATE 11.19.07
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT.

CITY FIRE MARSHAL — DATE 11/16/07

LAS VEGAS VALLEY WATER DISTRICT — SHTS. C1, C2 & C6 — DATE
PROJECT 114431

SOUTHWEST GAS CORPORATION — DATE 11-8-07

NEVADA POWER COMPANY — DATE 11/19/07
NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER COMPANY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETE. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA UTILITY COMMISSION'S RULES AND REGULATIONS.

COX COMMUNICATIONS, LAS VEGAS, INC. — Michelle Thompson 11/8/07 — DATE

EMBARQ — DATE 11.8.07
THE AFFIXED EMBARQ NEVADA APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

OWNER

CITY OF LAS VEGAS REDEVELOPMENT
OFFICE OF BUSINESS DEVELOPMENT
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101
PHONE: (702) 229-6551
TOLL FREE: (866) 777-7483
FAX: (702) 385-3128

DEVELOPER

BANK OF AMERICA CORP
201 E WASHINGTON, 19TH FLOOR
PHOENIX, AZ 85004
T 602-523-2657
F 602-523-2335

BASIS OF BEARING

SOUTH 89°52'47" WEST, BEING THE SOUTH BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, ALSO BEING THE CENTERLINE OF WASHINGTON AVENUE AS SHOWN ON THAT CERTAIN FINAL MAP ON FILE IN BOOK 5 OF PLATS, PAGE 20, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

PROJECT BENCHMARK

CITY OF LAS VEGAS BENCH MARK 2LV01 28C4 BEING A RIVET AND PLATE IN THE TOP OF CURB AT THE NORTHEAST CORNER OF WASHINGTON & MARTIN LUTHER KING. ELEVATION TAKEN AS 2051.51 FEET (625.3015m)

PROJECT INFORMATION:

APN: 139-28-604-008

ADDRESS: 904 NORTH MARTIN LUTHER KING BOULEVARD

CURRENT ZONING: C-1

GROSS ACREAGE: ±1.48 ACRES

SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

THE SUBJECT PARCEL HAS A FLOOD ZONE DESIGNATION OF ZONE X (AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 32003C2160 E WITH A MAP REVISED DATED OF SEPTEMBER 27, 2002.

UTILITY NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

PROJECT NAME: BANK OF AMERICA-MLK & WASHINGTON

This project water plan complies with the Las Vegas Valley Water District's technical requirements. However, this water plan is

NOT APPROVED FOR CONSTRUCTION

at this time and this signature does not provide or imply a water commitment.

LVVWD — DATE 11/13/07
PROJ. 114431
SHTS. C1, C2 & C6
ESN.052

#24410

PROFESSIONAL ENGINEER - STATE OF NEVADA
AMY POECHMANN
EXP. 12-31-09
CIVIL
No. 018370
11-6-07

CLV # 10TV4992

108005

SUMMIT ENGINEERING CORPORATION
393 PLOT ROAD, SUITE A, LAS VEGAS, NV 89119
PHONE (702) 252-3236 FAX (702) 252-3247

DESIGNED BY: JCW
DRAWN BY: JCW
CHECKED BY: AP
DATE: Copyright SUMMIT ENG 2007

CIVIL IMPROVEMENT PLANS FOR
BANK OF AMERICA - MLK + WASHINGTON
COVER SHEET
CLARK COUNTY NEVADA
LAS VEGAS

REV.	DATE	DESCRIPTION	BY	APP'D

SHEET C1 OF 8
SCALE HORIZ: N/A VERT: N/A
JOB NO: J73248
N:\DWGS\J73248\FINAL\73248_01_TITLE.DWG 10:35 AM • 05-NOV-2007